



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 4, 2012

1209-PUD-11

Exhibit 1

**Petition Number:** 1209-PUD-11

**Petitioner:** Cooperstown Partners, LLC

**Request:** Change in zoning from the AG-SF1 District to the Springmill Corner PUD

**Current Zoning:** AG-SF1

**Current Land Use:** Single Family Residential and Vacant

**Approximate Acreage:** 6.5 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Springmill Corner PUD Ordinance, September 4, 2012
4. Concept Map
5. Neighbor Meeting Notes, August 30, 2012
6. Public Comment

**Staff Reviewer:** Sarah L. Reed, AICP

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**Petition History**

This petition was introduced at the August 13, 2012 City Council meeting. The proposal will receive a public hearing at the September 4, 2012 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on September 4, 2012 at the APC meeting.
  - Notice of the September 4, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Location**

The subject property is approximately 6.5 acres in size and is located on the southeast corner of 161<sup>st</sup> Street and Spring Mill Road (the "Property"). The Property is primarily single family residential and vacant in use.

### **Project Description**

The proposed Springmill Corner PUD Ordinance (the "PUD Ordinance") allows for a neighborhood center (the "Proposal") and establishes one (1) district.

The Proposal adopts the City's State Highway 32 Overlay District's architectural standards for its commercial area. The petitioner will likely highlight these standards during the presentation at the Public Hearing.

### **Land Uses**

The PUD Ordinance defaults to the Local and Neighborhood Business District (the "LB District") standards. The permitted uses for the PUD include all uses permitted in the LB District with the addition of a Health, Fitness, and Exercise Center.

### **Westfield Thoroughfare Plan (2007, as amended)**

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet.

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## **Big Picture Discussion Item**

### **Comprehensive Plan**

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and service uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification. The petitioner will likely discuss this matter during the presentation at the Public Hearing.

The Comprehensive Plan is not law, but it is, rather, intended to serve as a guide in making land use decisions.



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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
  2. Current conditions and the character of current structures and uses.
  3. The most desirable use for which the land is adapted.
  4. The conservation of property values throughout the jurisdiction.
  5. Responsible growth and development.
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### **Staff Comments**

1. Hold a public hearing at the September 4, 2012 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at (317) 503.1220 or [SReed@westfield.in.gov](mailto:SReed@westfield.in.gov).